

N60201.AR.000630
NS MAYPORT
5090.3a

LETTER REGARDING NOTIFICATION OF LAND USE CONTROL MEMORANDUM OF
AGREEMENT FOR CONSTRUCTION PROJECTS AT SOLID WASTE MANAGEMENT UNITS
14, 24, 25 AND HAZARDOUS WASTE STORAGE FACILITY NS MAYPORT FL
12/10/2002
NAVAL STATION MAYPORT



DEPARTMENT OF THE NAVY

NAVAL STATION

MAYPORT, FLORIDA 32228-0112

IN REPLY REFER TO:

5090.15

Ser N4E2/3816

10 Dec 2002

Mr. Jim Cason
Florida Department of Environmental Protection
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Dear Mr. Cason:

SUBJECT: CONSTRUCTION PROJECTS AT LAND USE CONTROL SITES, SOLID WASTE MANAGEMENT UNITS 14, 24, 25 AND HAZARDOUS WASTE STORAGE FACILITY, HSWA Permit FL9 170 024 260, Naval Station Mayport

Naval Station (NAVSTA) Mayport hereby notifies each Party to the Land Use Control (LUC) Memorandum of Agreement (MOA) of the construction projects at Solid Waste Management Units (SWMU) 14, 24, 25 and the Hazardous Waste Storage Facility (HWSF), Building 1986, as shown on the enclosed maps.

Construction at SWMU 14 will begin next calendar year and consists of placing netting around the CONEX boxes scheduled for placement on top of concrete. Poles for the netting will require removal of soil under concrete to a depth of four feet. Soil will be containerized and disposed as petroleum contaminated waste. The Contracting Officer was notified of the potential for contamination.

Atlantic Marine Inc. (AMI) (property lessee) initiated construction at SWMU 24. AMI completed paving without advance notification to NAVSTA Mayport as required by their lease; therefore, NAVSTA Mayport Commanding Officer sent a letter of reprimand to the company. AMI removed soil to a depth of approximately six inches in the grassy area in front of the office building. The truck driver from the paving company placed the removed soil (approximately 30 cubic yards) at the runway site along with soils removed from SWMU 23. No soil was removed from NAVSTA Mayport property.

North Florida Shipyard, Inc. (NFSY) (property lessee) initiated construction at SWMU 25. NFSY completed paving without advance notification to NAVSTA Mayport as required by their lease; therefore, NAVSTA Mayport Commanding Officer sent a letter of reprimand to the company. NFSY personnel stated that the soil excavated for paving was re-graded onsite. An additional area of approximately 11,400 square feet on the west side of the property will be paved after the stormwater permit is received from St. Johns River Water Management District.

5090.15
Ser N4E2/3816
10 Dec 2002

We plan to begin construction at the HWSF, Building 1986, this calendar year. The project consists of asphalt paving over areas adjacent to the building. These areas are used as vehicle parking and to temporarily store containers of non-hazardous and uncharacterized waste. We plan to remove approximately six inches of soil, containerize it in roll-offs and sample it prior to disposal.

If you have any further questions regarding this matter, NAVSTA Mayport's point of contact is Diane Lancaster, at 904-270-6730 x208, E-mail dlancaster@nsmayport.spear.navy.mil.

Sincerely,



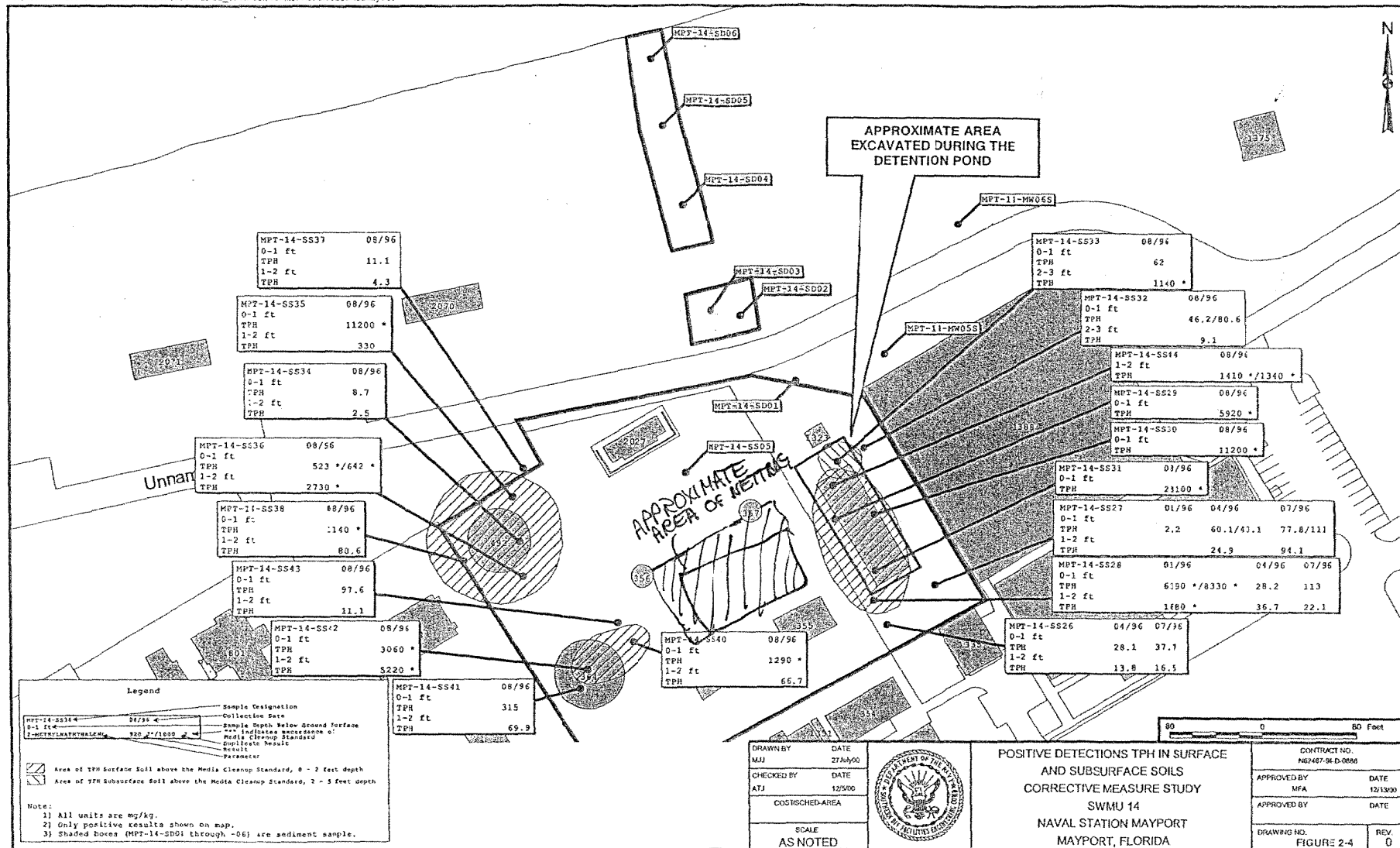
CHERYL L. MITCHELL
Director, Environmental Division
By direction of the
Commanding Officer

Enclosures (6)

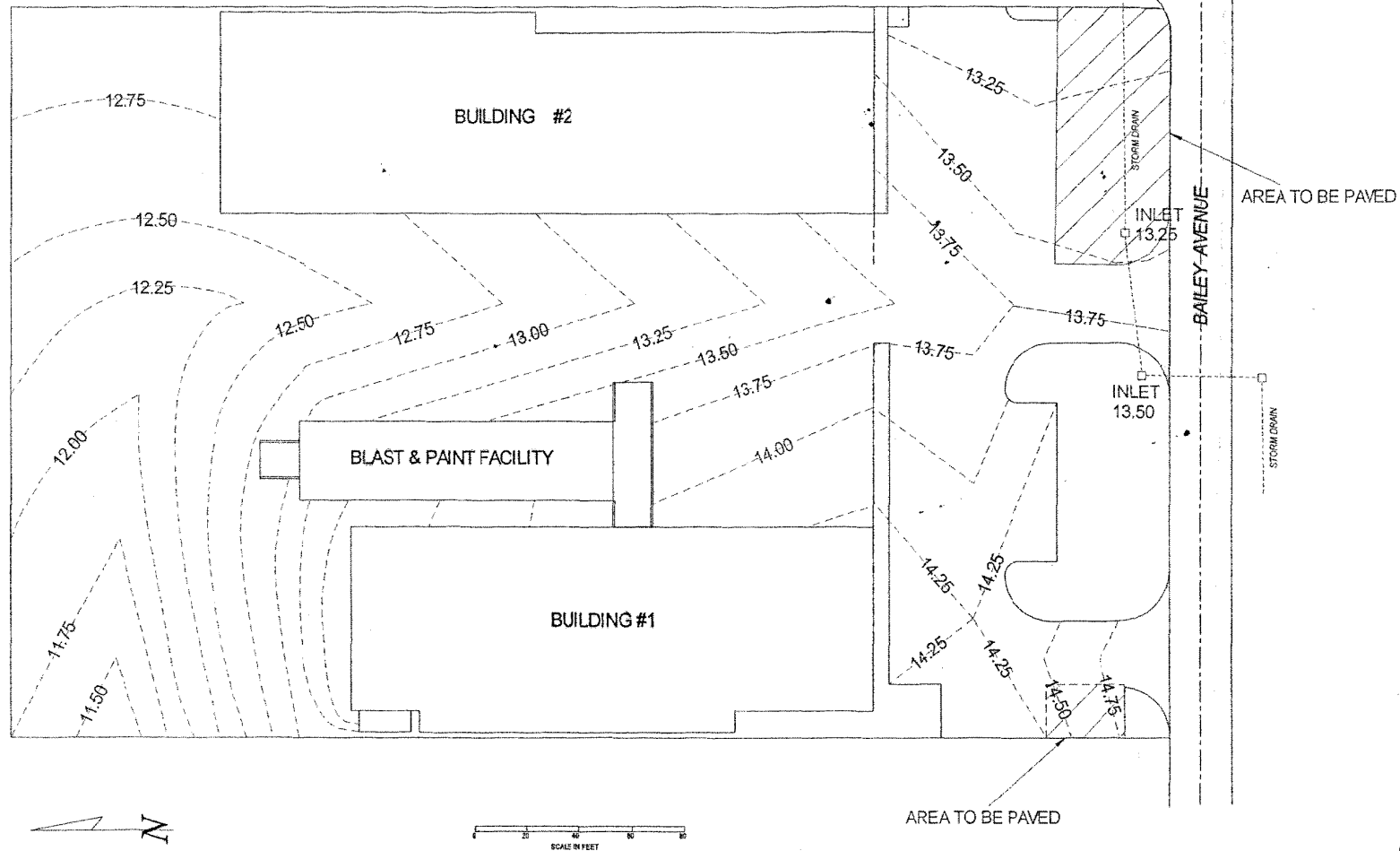
Copy to:

U.S. Environmental Protection Agency, Region IV (Craig Benedikt)
Commander, U.S. Atlantic Fleet (Code N465)
Commander, Navy Region Southeast (N46E)
Tetra Tech NUS (T. Hansen) (w/o encl)
Southern Division, Naval Facilities Engineering Command (ES312)
(w/o encl)
Supervisor of Shipbuilding, Conversion and Repair, USN,
Jacksonville (Milton Harris) (w/o encl)
Atlantic Marine Inc. (w/o encl)
North Florida Shipyard, Inc. (w/o encl)
Navy Public Works Center, Jacksonville (Code 300) (w/o encl)

FIG15MAYPORTSWMU14 APR 12Dec00 MJJ 06 TPHPositiveHitsWithExceedanceLayout



Encl 1



SITE DRAINAGE PLAN

ATLANTIC MARINE, INC -MAYPORT DIVISION
PAVING ADDITIONS

Scale: 1"=40 ft

Drawn By: R. P. Tate
11-12-2002

Encl (2)



DEPARTMENT OF THE NAVY

NAVAL STATION

MAYPORT, FLORIDA 32228-0112

IN REPLY REFER TO:

11000

Ser N4B/ 3487

12 Nov 02

Atlantic Marine, Inc.
8500 Heckscher Drive
Jacksonville, FL 32226

Gentlemen:

SUBJECT: NAVY LEASE N62467-00-RP-00023

It has come to my attention that Atlantic Marine, Inc. recently completed asphalt paving on Naval Station Mayport property, which you occupy under the subject lease agreement. This paving was executed without the knowledge or prior approval of the Government. Such actions are in direct conflict with paragraph 9 of your lease that states:

"Alterations: Lessee shall make no alteration, improvement, or addition to the Leased Premises without obtaining the prior written consent of the Government, said consent not to be unreasonably withheld or delayed."

While the improvement to the property is encouraged and would most likely have been given positive consideration, the paving might have environmental and permitting implications for the Naval Station. Paragraph 17.6 specifically states:

"Lessee shall not conduct or permit its sublessees to conduct any subsurface excavation, digging, filling or other disturbance of the surface without the prior written approval of the Government."

In order to determine whether any further action is required, copies of the plans and specifications used in the execution of the paving should be provided to my Public Works Staff within one week of receipt of this letter. They will review the documentation and make recommendations to me if such action will be necessary. You are reminded that paragraph 11.1.1 permits the termination of the subject lease if the lessee fails to observe and perform in conformance with any of the terms and conditions of the lease.

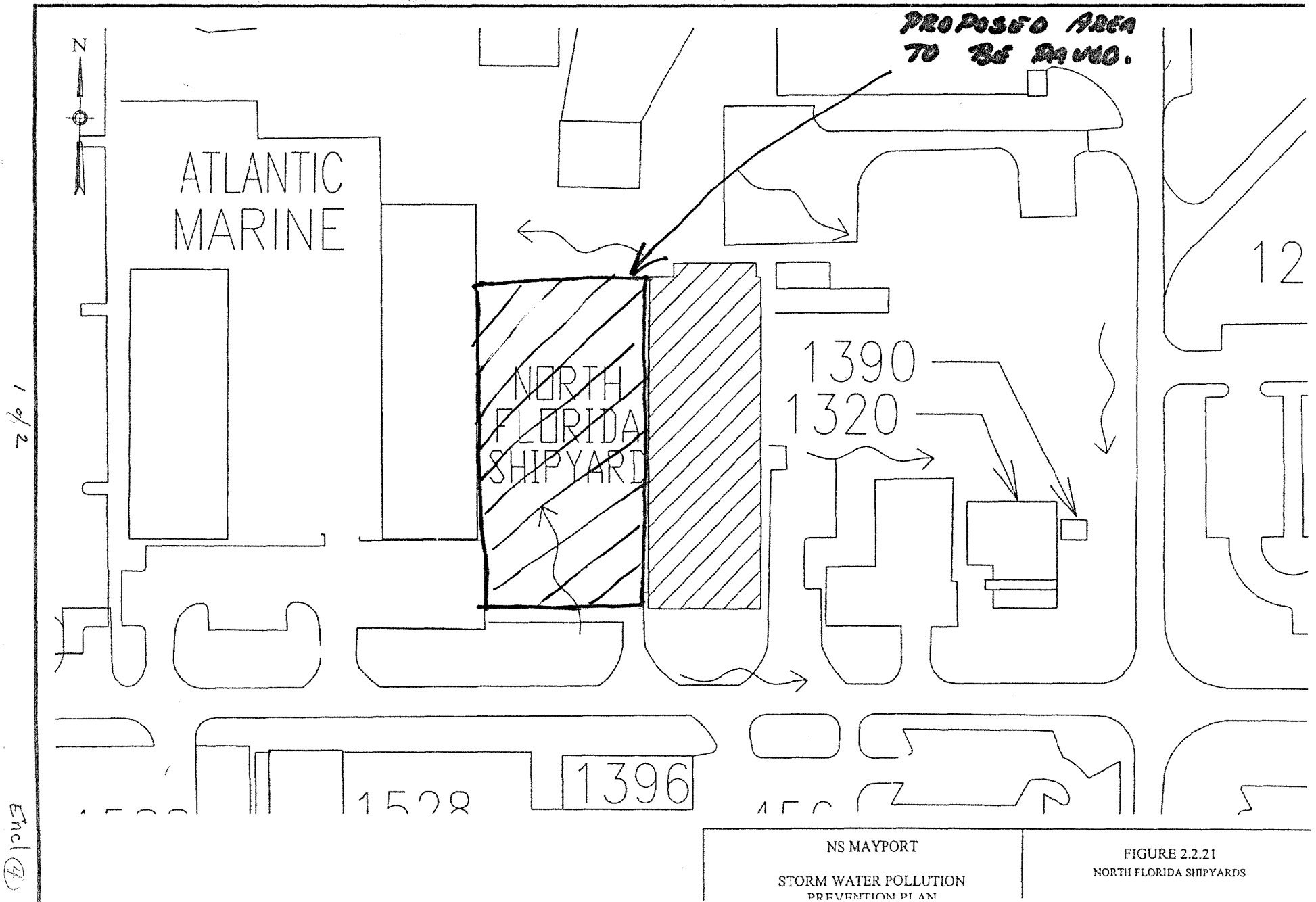
My staff stands ready to discuss these issues at your convenience. Naval Station Mayport's point of contact for this and other real estate issues is Mike McVann (904) 270-5207.

Sincerely,

Matthew E. Schellhorn
MATTHEW E. SCHELLHORN
Captain, U.S. Navy
Commanding Officer

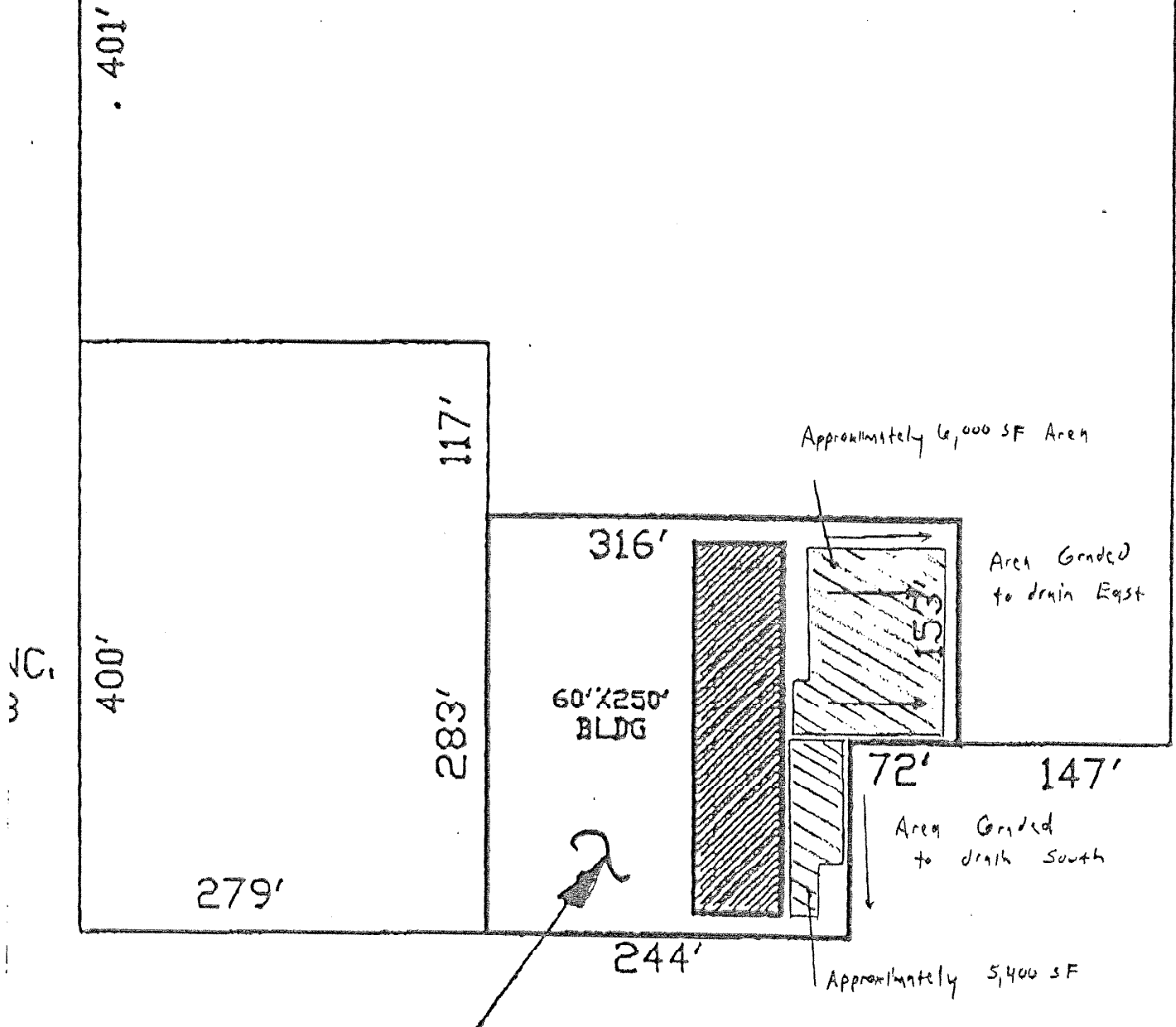
Enc (3)

ATTACHMENT A



Location of Asphalt Paving
East Side of Math Building.

Attachment 4



NORTH FLORIDA SHIPYARDS, INC.
N62467-93-RP-00135
1.84 ACRES



DEPARTMENT OF THE NAVY

NAVAL STATION
MAYPORT, FLORIDA 32228-0112IN REPLY REFER TO:
11000
Ser N4R/ 3488
12 Nov 02North Florida Shipyards, Inc.
P.O. Box 3255
Jacksonville, FL 32206

Gentlemen:

SUBJECT: NAVY LEASE N62467-00-RP-00024

It has come to my attention that North Florida Shipyards, Inc. recently completed asphalt paving on Naval Station Mayport property, which you occupy under the subject lease agreement. This paving was executed without the knowledge or prior approval of the Government. Such actions are in direct conflict with paragraph 9 of your lease that states:

"Alterations: Lessee shall make no alteration, improvement, or addition to the Leased Premises without obtaining the prior written consent of the Government, said consent not to be unreasonably withheld or delayed."

While the improvement to the property is encouraged and would most likely have been given positive consideration, the paving might have environmental and permitting implications for the Naval Station. Paragraph 17.6 specifically states:

"Lessee shall not conduct or permit its sublessees to conduct any subsurface excavation, digging, filling or other disturbance of the surface without the prior written approval of the Government."

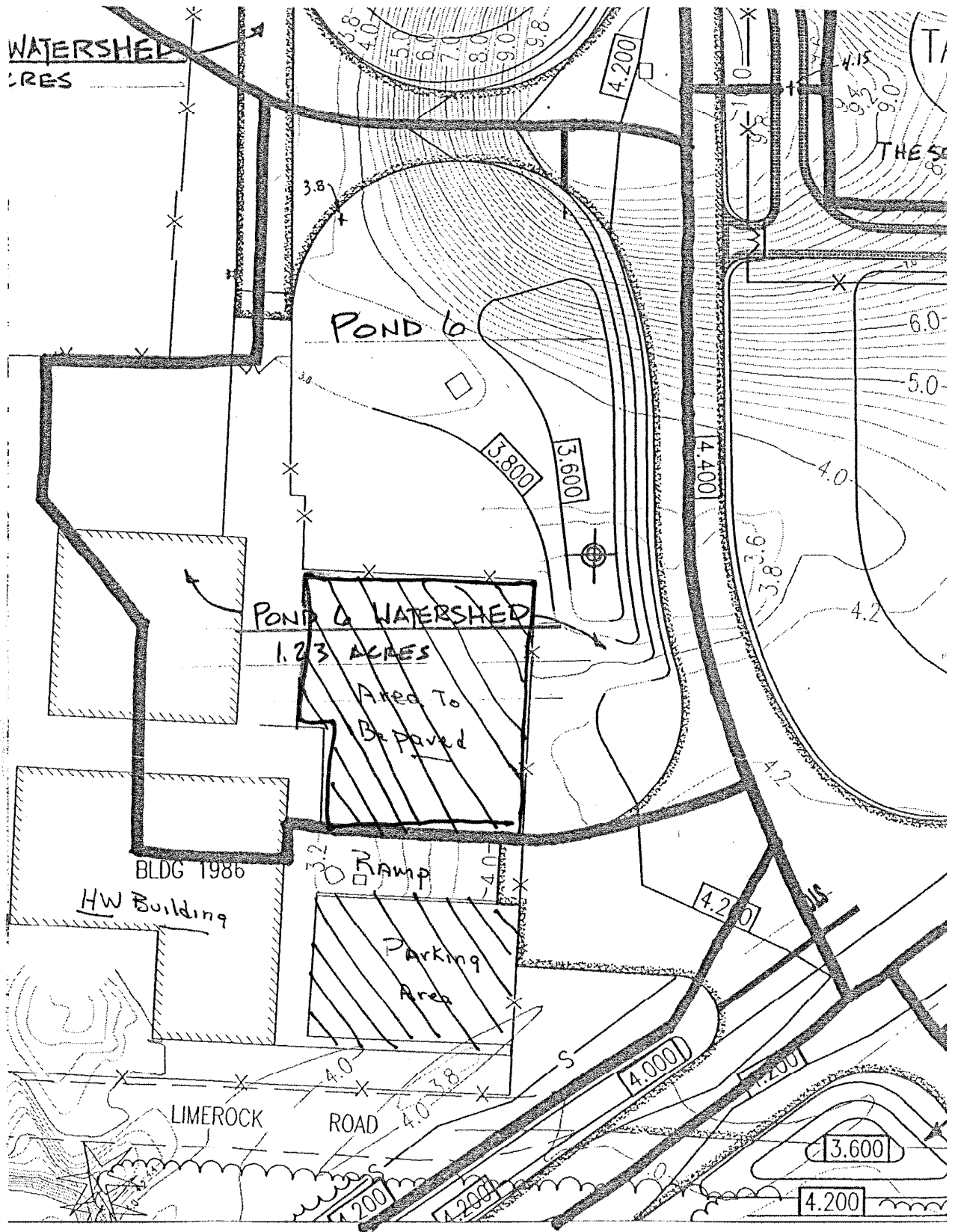
In order to determine whether any further action is required, copies of the plans and specifications used in the execution of the paving should be provided to my Public Works Staff within one week of receipt of this letter. They will review the documentation and make recommendations to me if such action will be necessary. You are reminded that paragraph 11.1.1 permits the termination of the subject lease if the lessee fails to observe and perform in conformance with any of the terms and conditions of the lease.

My staff stands ready to discuss these issues at your convenience. Naval Station Mayport's point of contact for this and other real estate issues is Mike McVann (904) 270-5207.

Sincerely,

MATTHEW E. SCHEILHORN
Captain, U.S. Navy
Commanding Officer

Encl 5



MATCH LINE SEE DRAWING EC-2 FOR CONTINUATION

HWSE PAVING

EROSION CONTROL PLAN 1

SCALE: 1:600

Encl ⑥